

**Town of Camden
Planning Commission
Regular meeting
April 20, 2011**

At 7:00 p.m. Chairman Ehli called the regular meeting of the Planning Commission to order and led the attendees in the Pledge of Allegiance.

The following persons were in attendance:

| | |
|----------------------|--|
| Members | Al Torres, Commissioner Michael Schock, Vice Chairman Perry Ehli, Chairman |
| Administrative Staff | Christine Palombo, Receptionist |
| Public | Doug Liberman and Chuck Hampton |

Notice

Chairman Ehli read the following notice into the record: “notice of this meeting had been made in accordance with the Delaware Open Meetings Act by posting on April 12, 2011, copies of the agenda on the Official Bulletin Boards, the Official Website and the Town of Camden Electronic Sign.”

Minutes

Motion made by Commissioner Schock, seconded by Commissioner Green, to approve the minutes as written from the January 19, 2010, Planning Commission meeting. The vote was unanimous and the motion carried.

New Business

*Camdel Metals
12244 Willow Grove Road
Vepco Industrial Park
Tax Map No. 7-02-094.00-01-02.01
Zone C-2 (Highway Commercial)
Minor Site Plan Application for Expansion*

Mr. Doug Liberman of Camdel Metals was the presenter on behalf of the applicant. Mr. Liberman briefly described the proposal to construct an 8400 s.f. expansion of the existing manufacturing facility and one additional loading dock.

At this time Chairman Ehli asked that as a result of this expansion would the existing temporary trailer be removed. Mr. Liberman tried to answer this question but, had to pass this on to Millard Vaughn

from Camdel Metals. Millard Vaughn stated that the trailer would be removed. He also stated that with the 8400s.f. expansion all of the office staff would be able to fit comfortably in the new area.

Motion made by Commissioner Schock in favor of approving and it was seconded by Commissioner Torres. The vote was unanimous and the motion carried.

*Kent Sussex Church of Christ
12244 Willow Grove Road
Vepco Industrial Park
Tax Map No. 7-02-094.10-02-55.00
Zone C-2 (Highway Commercial)
Minor Site Plan for Conditional Use*

Chuck Hampton was the presenter on behalf of the applicant. Mr. Hampton briefly described the proposal for conditional use application for a Church per Table 240-15 of the Town of Camden Zoning Ordinance. Mr. Hampton briefly described the proposal of the Church located at 12244 Willow Grove Road.

At this time Commissioner Ehli asked if there would be enough parking and what was the number of parishioners they have at the present time. Mr. Hampton stated that Vepco Industrial Park parking will be available and open due to time that the Church will be in operation. The Industrial Park will not have any other Businesses using the parking area while the Church congregation or services are in session. The number of parishioners at this time is 20 and the highest recorded amount is 30. Commissioner Ehli then asked if the Town had a recommendation, which Mr. Plumley stated that the staff has reviewed and approved the application in addition to the plans submitted. Mr. Plumley did agree that the parking arrangement would accommodate all the Vepco Industrial Parks Businesses. Plus the Town would welcome Kent Sussex Church of Christ into the community.

Motion made by Commissioner Torres, seconded by Commissioner Schock, to grant approval. The vote was unanimous and the motion carried.

Adjournment

At 7:15 p.m. a motion was made by Commissioner Schock, seconded by Commissioner Torres to adjourn the meeting. The vote was unanimous and the motion carried.

Christine Dalombo
Receptionist